CIRCULAR DATED 25 AUGUST 2026

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. PLEASE READ IT CAREFULLY.

This Circular is issued by Singapore Kitchen Equipment Limited ("**Company**"). If you are in any doubt in relation to this Circular or as to the course of action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

This Circular together with the Notice of Extraordinary General Meeting ("**EGM**") and the accompanying Proxy Form have been made available on SGXNET and at the Company's corporate website at the URL www.singaporekitchenequipmentltd.com.

If you have sold or transferred all your ordinary shares in the capital of the Company held through The Central Depository (Pte) Limited ("**CDP**"), you need not forward the Notice of EGM and the attached Proxy Form to the purchaser or transferee as arrangements will be made by CDP for a separate Notice of EGM and the attached Proxy Form to be sent to the purchaser or transferee. If you have sold or transferred all your shares in the capital of the Company represented by physical share certificate(s), you should immediately forward the Notice of EGM and the accompanying Proxy Form to the purchaser or transferee or to the bank, stockbroker or agent through whom you effected the sale or transfer, for onward transmission to the purchaser or transferee.

This Circular has been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. ("**Sponsor**"). This Circular has not been examined or approved by Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this Circular, including the correctness of any of the statements or opinions made or reports contained in this Circular.

The contact person for the Sponsor is Mr. Mah How Soon, 36 Robinson Road, #10-06 City House, Singapore 068877, sponsor@rhtgoc.com.

SINGAPORE KITCHEN EQUIPMENT LIMITED

(Company Registration No. 201312671M)
(Incorporated in the Republic of Singapore)

CIRCULAR TO SHAREHOLDERS

IN RELATION TO

THE PROPOSED DISPOSAL OF PROPERTY LOCATED AT 209 HENDERSON ROAD, #01-05 AND #03-05, HENDERSON INDUSTRIAL PARK, SINGAPORE 159551

IMPORTANT DATES AND TIMES

Date and time of EGM held at physical location stated below	:	Wednesday, 9 September 2026 at 10.00 a.m.
Last date and time for lodgement of Proxy Form	:	Monday, 7 September 2026 at 10.00 a.m.
Physical Location of EGM	:	207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550

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DEFINITIONS

In this Circular, the following definitions shall apply throughout unless the context otherwise requires.

"**Companies Act**"	:	The Companies Act 1967 of Singapore, as amended, supplemented or modified from time to time, or re-enactment thereof for the time being in force
"**Associate**"	:	In relation to any individual, including a director, chief executive officer, substantial shareholder or controlling shareholder (being an individual) means: (i) his immediate family (that is, his spouse, child, adopted child, step-child, sibling and parent); (ii) the trustees of any trust of which he or his immediate family is a beneficiary or, in the case of a discretionary trust, is a discretionary object; and (iii) any company in which he and his immediate family together (directly or indirectly) have an interest of 30% or more, and, in relation to a substantial shareholder or a controlling shareholder which is a company, means any other company which is its subsidiary or holding company or a subsidiary of such holding company or one in the equity of which it and/or such other company or companies taken together (directly or indirectly) have an interest of 30% or more
"**Board**" or "**Board of Directors**"	:	The board of directors of the Company for the time being
"**Catalist Rules**"	:	SGX-ST Listing Manual Section B: Rules of Catalist, as amended, modified or supplemented from time to time
"**CDP**"	:	The Central Depository (Pte) Limited
"**Circular**"	:	This circular to Shareholders dated 25 August 2026
"**Company**"	:	Singapore Kitchen Equipment Limited
"**Completion**"	:	Has the meaning ascribed to it in paragraph 3.2(c) of this Circular
"**Consent Letter**"	:	The written consent from the Independent Valuer to the issue of this Circular with the inclusion herein of, and all references to (i) its name, and (ii) the Valuation Report in the form and context in which they are included and appear in this Circular, and to act in such capacity in relation to this Circular and the availability of the Valuation Report as a document for inspection
"**Consideration**"	:	Has the meaning ascribed to it in paragraph 3.2 of this Circular
"**Controlling Shareholder**"	:	A person who:

		(a) holds directly or indirectly 15% or more of the nominal amount of all voting shares in the Company. The SGX-ST may determine that a person who satisfies this paragraph is not a controlling shareholder; or (b) in fact exercises control over the Company
"**CPF**"	:	The Central Provident Fund
"**Director**"	:	A director of the Company for the time being
"**EGM**"	:	The extraordinary general meeting of the Company to be convened and held, notice of which is set out on pages N-1 to N-3 of this Circular
"**FY**"	:	The financial year ending 31 December
"**FY2025**"	:	The financial year ended 31 December 2025
"**Group**"	:	The Company and its subsidiaries, and (where applicable) its associated companies
"**Independent Valuer**"	:	Robert Khan & Co Pte Ltd
"**Latest Practicable Date**"	:	21 August 2026, being the latest practicable date prior to the date of this Circular
"**Market Day**"	:	A day on which the SGX-ST is open for trading in securities
"**NAV**"	:	Net asset value
"**Notice of EGM**"	:	The notice of EGM which is on pages N-1 to N-3 of this Circular
"**NTA**"	:	Net tangible assets
"**Option**"	:	Has the meaning ascribed to it in paragraph 1.1 of this Circular
"**Option Fee**"	:	Has the meaning ascribed to it in paragraph 3.2(a) of this Circular
"**Proposed Disposal**"	:	The proposed disposal of the Property by Q'son Kitchen Equipment Pte Ltd to Framex Global Pte. Ltd.
"**Property**"	:	The property located at 209 Henderson Road, #01-05 & #03-05 Henderson Industrial Park, Singapore 159551
"**Proxy Form**"	:	The proxy form accompanying the Notice of EGM
"**Purchaser**"	:	Framex Global Pte. Ltd.
"**Relative Figures**"	:	Has the meaning ascribed to it in paragraph 5 of this Circular

"**Securities Accounts**"	:	The securities accounts maintained by Depositors with CDP, but not including the securities accounts maintained with a Depository Agent
"**SFA**" or "**Securities and Futures Act**"	:	The Securities and Futures Act 2001 of Singapore, as amended, supplemented or modified from time to time, or re-enactment thereof for the time being in force
"**SGX-ST**"	:	Singapore Exchange Securities Trading Limited
"**Shareholders**"	:	The registered holders of Shares, except that where the registered holder is CDP, the term "Shareholders" in relation to Shares held by CDP shall mean the persons named as Depositors in the Depository Register maintained by CDP and to whose Securities Accounts such Shares are credited
"**Shares**"	:	Ordinary shares in the capital of the Company
"**Substantial Shareholders**"	:	A person who has an interest (directly or indirectly) in one (1) or more voting Shares and the total votes attaching to that Share, or those Shares, is not less than five per cent. (5%) of the total votes attached to all the voting Shares in the Company
"**S$**"	:	Singapore dollars, the lawful currency of the Republic of Singapore
"**Valuation Report**"	:	Independent valuation reports comprising the valuation report dated 31 March 2026 and the subsequent desktop revaluation report dated 25 August 2026 issued by the Independent Valuer in respect of the Property and is set out in **Appendix A** of the Circular
"**Vendor**"	:	Q'son Kitchen Equipment Pte Ltd
"**%**" or "**per cent.**"	:	Percentage or per centum

The terms "**Depositor**", "**Depository Agent**" and "**Depository Register**" shall have the meanings ascribed to them respectively in Section 81SF of the SFA.

The terms "**associated company**" and "**subsidiary**" shall have the same meanings ascribed to them in the Catalist Rules and the Companies Act, as the case may be.

Words importing the singular shall, where applicable, include the plural and vice versa. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. References to persons shall, where applicable, include corporations.

Any reference to a time of day and dates in this Circular is made by reference to Singapore time and dates, unless otherwise stated.

Any reference in this Circular to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any term defined under the Companies Act, the SFA, the Catalist Rules or any statutory modification thereof and used in this Circular shall, where applicable, have the meaning assigned to it under the Companies Act, the SFA, the Catalist Rules or any statutory modification thereof, as the case may be, unless otherwise provided.

Any discrepancies in figures included in this Circular between the amounts listed and the totals thereof are due to rounding. Accordingly, figure shown as totals in this Circular may not be an arithmetic aggregation of the figures that precede them. Where applicable, figures and percentages are rounded to the nearest one decimal place.

Any reference to any agreement or document shall include such agreement or document as amended, modified, varied, novated, supplemented or replaced from time to time.

CAUTIONARY NOTE ON FORWARD-LOOKING STATEMENTS

Certain statements contained in this Circular, which are not statements of historical fact, constitute "forward-looking statements". Some of these statements can be identified by forward-looking terms such as "expect", "believe", "plan", "intend", "estimate", "anticipate", "may", "will", "would", "could" or similar words. However, these words are not the exclusive means of identifying forward-looking statements. These statements reflect the Company's current expectations, beliefs, hopes, plans, prospects, intentions or strategies regarding the future and assumptions in light of currently available information.

Such forward-looking statements are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Accordingly, actual results may differ materially from those described in such forward-looking statements.

Shareholders should not place undue reliance on such forward-looking statements. The actual future results may differ materially from those anticipated in these forward-looking statements as a result of the risks faced by the Group.

No person has been authorised to give any information or to make any representation other than those contained in this Circular and, if given or made, such information or representation must not be relied upon as having been authorised by the Company. Nothing contained in this Circular is, or may be relied upon as, a promise or representation as to the future performance, financial position or policies of the Company and/or the Group. The delivery of this Circular shall not, under any circumstance, constitute a continuing representation or give rise to any implication or suggestion that there has not been or there will not be any change in the affairs of the Company and/or the Group or in the information herein since the Latest Practicable Date. Where any such changes occur after the Latest Practicable Date, the Company may make an announcement of the same on SGXNet. Shareholders should take note of any such announcement and shall, upon the release of such an announcement, be deemed to have notice of such changes.

SINGAPORE KITCHEN EQUIPMENT LIMITED
(Company Registration No. 201312671M)
(Incorporated in the Republic of Singapore)

Directors:	Registered Office:
Lim Chee San (Chairman and Independent Non-Executive Director) **Chua Chwee Choo** (Chief Executive Officer and Executive Director) **Lee Chong Hoe** (Executive Director) **Ang Chiang Meng** (Independent Non-Executive Director) **Giang Sovann** (Independent Non-Executive Director)	207 Henderson Road #01-01 Henderson Industrial Park Singapore 159550

25 August 2026

To: The Shareholders of Singapore Kitchen Equipment Limited

Dear Sir/Madam

THE PROPOSED DISPOSAL OF PROPERTY LOCATED AT 209 HENDERSON ROAD, #01-05 & #03-05, HENDERSON INDUSTRIAL PARK, SINGAPORE 159551

1. INTRODUCTION

1.1 Overview

On 6 August 2026, the Company announced that Q'son Kitchen Equipment Pte Ltd, a wholly-owned subsidiary of the Company, had on 5 August 2026 granted an option to purchase ("**Option**") to Framex Global Pte. Ltd., an unrelated third-party purchaser, for the sale of its property located at 209 Henderson Road, #01-05 & #03-05, Henderson Industrial Park, Singapore 159551 for an aggregate consideration of S$8,500,000 on the terms and subject to the conditions of the Option. The principal terms of the Option are set out in paragraph 3 of this Circular.

Based on the relative figures computed on the bases set out in Rule 1006 of the Catalist Rules, the Proposed Disposal is classified as a "**Major Transaction**" under Chapter 10 of the Catalist Rules. Accordingly, the Proposed Disposal is conditional upon approval by Shareholders in general meeting. Further details on the relative figures computed on the bases set out in Rule 1006 of the Listing Manual relating to the Proposed Disposal are set out in paragraph 5 of this Circular.

Drew & Napier LLC has been appointed as the legal adviser to the Company as to Singapore law in relation to the preparation of this Circular.

1.2 Purpose of this Circular

The purpose of this Circular is to provide Shareholders with all necessary information pertaining to the Proposed Disposal, and to seek Shareholders' approval for the resolutions in respect thereof to be tabled at the EGM.

1.3 **Extraordinary General Meeting**

Directors propose to convene an EGM to be held at 207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550 on Wednesday, 9 September 2026 at 10.00 a.m. to seek Shareholders' approval for the Proposed Disposal.

1.4 **Disclaimer**

The SGX-ST assumes no responsibility for the contents of this Circular, including its correctness of any of the statements or opinions made or reports contained in this Circular.

2. THE PROPOSED DISPOSAL OF THE PROPERTY

2.1 **Information on the Property**

The Property is a freehold 3-storey industrial building, with an approximate lot area of 782 square meter equivalent to approximately 8,417.37 square feet, situated within a light industrial development known as "Henderson Industrial Park". The Property functions primarily as a warehousing and factories facility of the Company.

2.2 **Information on the Purchaser**

The information on the Purchaser stated below was provided to the Company by the Purchaser. In respect of such information, the Board has not conducted an independent review or verification of the accuracy and correctness of the statements and information below. The Board's responsibility is limited to the proper extraction and reproduction herein in the context that is being disclosed in this Circular.

The Purchaser is a company incorporated in 2025 in Singapore. The principal business of the Purchaser involves construction activities and manufacture of glass and glass products.

As at the Latest Practicable Date and to the best of the Board's knowledge and belief, the Purchaser is not a subject of sanctions risks and is an independent third party. The Purchaser and its directors and shareholders do not hold any Shares and are not related to the Company, the Group, the Directors or the Controlling Shareholders of the Company and their respective Associates.

2.3 **Valuation of the Property**

Pursuant to Rule 1014(5) of the Catalist Rules, the Company must appoint a competent and independent valuer to value the Property as one of the relative figures computed on the bases set out in Rule 1006 of the Catalist Rules for the Proposed Disposal exceeds 75%.

The Company commissioned Robert Khan & Co Pte Ltd to conduct a valuation of the Property. The Independent Valuer is an independent third party. The Valuation Report has been prepared by William Ng Hock Heng from Robert Khan & Co Pte Ltd, who is a Member of the Royal Institution of Chartered Surveyors (RICS) and a Member of the Singapore Institute of Surveyors and Valuers (SISV).

Based on the Valuation Report, the market value of the Property is S$7.1 million. The "Direct Comparison Method" had been adopted by the Independent Valuer as the basis of valuation, whereby the presence of market transactions within a reasonable period from the valuation date is relied on to provide an indication of value, as the market value of a property bears a close relationship to the values of similar properties which have been transacted. The prices at which similar properties in the vicinity were recently transacted at, within the period of 12 August 2025 to 31 March 2026, were considered by the Independent Valuer.

A copy of the Valuation Report for the Property is set out in Appendix A to this Circular. Shareholders are advised to refer to the full text of the Valuation Report for further details.

3. PRINCIPAL TERMS OF THE OPTION

3.1 Conditions to the Proposed Disposal

The Proposed Disposal is subject to, amongst others, the following conditions:

(a) the approval of the Shareholders of the Company being obtained by way of a resolution validly passed at an EGM to be duly convened for the said purpose, and if required, the sale and purchase herein is also subject to and conditional upon the approval of SGX-ST;

(b) the Singapore Law Society's Conditions of Sale 2020 (the "**Conditions of Sale**"), insofar as the Conditions and the terms and conditions of the Option are not contrary to or conflict with the Conveyancing & Law of Property (Conveyancing) Rules 2011 as promulgated under the Conveyancing & Law of Property Act (Chapter 61 of Singapore) and the Singapore Academy of Law (Conveyancing Money) Rules 2011 as promulgated under the Singapore Academy of Law Act (Chapter 294A of Singapore) (if applicable). Where the terms and conditions set out herein are in conflict with the Conditions of Sale, the former shall prevail;

(c) the Purchaser's solicitor receiving satisfactory replies to their legal requisitions to the various government departments;

(d) the sale price is exclusive of GST; and

(e) the Property is sold with vacant possession.

3.2 Consideration

The total consideration for the Property is S$8,500,000 (exclusive of 9% of Goods and Services Tax) (the "**Consideration**"). The Consideration was arrived on a willing-buyer and willing-seller basis, after taking into account, including but not limited to, (a) the independent valuation of the Property as at 31 March 2026; (b) the prevailing market conditions in Singapore; (c) the book value of the Property as at 31 December 2025 and the expected gain on disposal; and (d) the rationale for the Proposed Disposal as set out in paragraph 4 of this Circular.

The Consideration will be satisfied in cash and is to be paid by the Purchaser in the following manner:

(a) an amount of S$85,000 (the "**Option Fee**"), equivalent to 1% of the Consideration, which was paid by the Purchaser to the Company on 5 August 2026, being the date the Company granted the Purchaser the Option to purchase the property;

(b) a non-refundable sum of S$425,000, which is equivalent to 5% of the Consideration inclusive of the Option Fee, shall be paid by the Purchaser to the Company's solicitors on or before 30 September 2026, being the final date the Purchaser may exercise its option to Purchase the Property; and

(c) the 95% balance of the Consideration of S$8,075,000, shall be paid to the Company upon completion of the Proposed Disposal ("**Completion**").

3.3 **Completion**

Completion for the sale and purchase of the Property is expected to take place on or before 25 November 2026.

4. RATIONALE FOR THE PROPOSED DISPOSAL OF THE PROPERTY AND USE OF PROCEEDS

4.1 **Rationale of the Proposed Disposal**

The Board is of the view that the Proposed Disposal is an appropriate decision as it is the right time to dispose of and unlock the value of the Property, given the current sluggish outlook of the property market in Singapore. The Proposed Disposal will enable the Company to receive cash from the sale, which the Directors believe will be beneficial to the Company for core businesses redeployment purpose. This will further strengthen the liquidity of the Group.

Based on the audited consolidated accounts of the Group for FY2025, the net book value of the Property as at 31 December 2025 was approximately S$6,954,997. There is a profit on disposal of approximately S$1,545,000, which is the excess of the Consideration over the said book value. The actual excess of the proceeds over the net book value can only be finalised after the Completion.

4.2 **Use of Proceeds**

The Company estimates that there will be net proceeds of approximately S$8,380,000 ("**Net Proceeds**") arising from the Proposed Disposal, being the Consideration less estimated transaction costs (including legal and professional fees) of approximately S$120,000.

The Company intends to use the Net Proceeds from the Proposed Disposal for the Group's general working capital requirements.

5. RELATIVE FIGURES COMPUTED PURSUANT TO RULE 1006 OF THE CATALIST RULES

The financial effects of the Proposed Disposal set out below are for illustrative purposes only and should not be taken as an indication of the actual financial performance or position of the Group following the Proposed Disposal nor a projection of the future financial performance or position of the Group after the Completion.

The relative figures for the Proposed Disposal (the "**Relative Figures**") computed on the bases pursuant to Rules 1006(a) to (e) of the Catalist Rules are set out as below:

Rule	Bases of computation	Relative figure %
1006(a)	The NAV of the assets to be disposed of, compared with the Group's NAV.	46.55[(1)]
1006(b)	The net profits attributable to the assets acquired or disposed of, compared with the Group's net profits.	Not Applicable[(2)]
1006(c)	The aggregate value of the Consideration given or received, compared with the Company's market capitalisation.	92.95[(3)]
1006(d)	The number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not Applicable[(4)]
1006(e)	Aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the Group's proved and probable reserves.	Not Applicable[(5)]

Note:

(1) Based on the audited consolidated financial statements of the Group for FY2025, the net book value of the Property as at 31 December 2025 was S$6,954,997, and the NAV of the Group as at 31 December 2025 was S$14,939,500.

(2) Not applicable as the Property is for the Group's own use and is not a revenue-generating asset.

(3) Based on the Consideration of S$8.5 million and the Company's market capitalisation of approximately S$9,145,000, which was computed based on the Company's issued share capital of 155,000,000 Shares and the volume-weighted average price of S$0.059 per share transacted on 29 July 2021, being the last market day which trades were recorded on Catalist of the SGX-ST immediately preceding the date of suspension of trading in the Company's Shares.

(4) Not applicable as this relates to a disposal transaction.

(5) Not applicable as the Company is not a mineral, oil or gas company.

Rule 1014 of the Catalist Rules provides that where any of the relative figures computed on the bases set out in Rule 1006 exceeds 50%, the transaction is classified as a major transaction and such transactions are subject to approval by shareholders at an extraordinary general meeting to be convened, unless waived or exempted by the SGX-ST.

Accordingly, the Proposed Disposal is classified as a major transaction, and it is subject to approval by the Company's shareholders at an EGM to be convened before the signing of the sale and purchase agreement.

6. FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL

6.1 Financial Effects of the Proposed Disposal

The financial effects of the Proposed Disposal set out below are for illustrative purposes only and should not be taken as an indication of the actual financial performance or position of the Group following the Proposed Disposal nor a projection of the future financial performance or position of the Group after the Completion.

The financial effects set out below are based on the Company's audited consolidated financial statements for FY2025.

6.2 NTA Per Share

Assuming the Proposed Disposal had been completed on 31 December 2025, the pro-forma financial effects on the consolidated NTA per share of the Group as at 31 December 2025 would be as follows:

	Before the Proposed Disposal	**After the Proposed Disposal**
NTA attributable to equity-holders of the Company (S$'000)	14,939	16,484
Number of issued shares ('000)	155,000	155,000
NTA per share (Singapore cents)	0.096	0.106

6.3 LPS

Assuming that the Proposed Disposal had been completed on 1 January 2025, the effects of the Proposed Disposal on the LPS of the Group for FY2025 would be as follows:

	Before the Proposed Disposal	**After the Proposed Disposal**
Net Loss attributable to equity-holders of the Company (S$)	(3,333,101)	(1,788,098)
Weighted average number of issued shares ('000)	155,000	155,000
LPS (S$)	(0.021)	(0.011)

7. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

The interests of the Directors and Substantial Shareholders in the Shares, as recorded in the Register of Directors' Shareholdings and the Register of Substantial Shareholder(s), as at the Latest Practicable Date, are as follows:

	Direct Interests		Deemed Interests		Total Interests	
Directors	**No. of Shares**	**%**	**No. of Shares**	**%**	**No. of Shares**	**%**
Chua Chwee Choo(1)	995,000	0.64	122,491,500	79.03	123,486,500	79.67
Lee Chong Hoe(1)	192,000	0.12	122,491,500	79.03	122,683,500	79.15
	Direct Interests		**Deemed Interests**		**Total Interests**	
Substantial Shareholders (other than Directors)	**No. of Shares**	**%**	**No. of Shares**	**%**	**No. of Shares**	**%**
QKE Holdings Pte. Ltd.	122,491,500	79.03	-	-	122,491,500	79.03
Cheng Chun Choi(1)	-	-	122,491,500	79.03	122,491,500	79.03

Note:

(1) Chua Chwee Choo (Executive Director and Chief Executive Officer of the Group), Lee Chong Hoe (Executive Director of the Group) and Cheng Chun Choi each hold approximately 33.33% of the issued share capital of QKE Holdings Pte. Ltd. Chua Chwee Choo and Lee Chong Hoe are spouses. As each of them holds not less than 20.00% of the issued share capital of QKE Holdings Pte. Ltd., each of them is therefore deemed to have an interest in the Shares held by QKE Holdings Pte. Ltd. pursuant to Section 4 of the SFA.

Save as disclosed in this Circular, none of the Directors or Controlling Shareholders of the Company and their respective Associates has any interest, directly or indirectly, in the Proposal Disposal, save through their respective shareholdings in the Company (if any).

8. DIRECTORS' SERVICE CONTRACT

No person is proposed to be appointed as a Director in connection with the Proposed Disposal. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

9. DIRECTORS' RECOMMENDATIONS

The Board, having considered and reviewed, among other things, the rationale and benefits of the Proposed Disposal and all other relevant information set out in this Circular, is of the opinion that the Proposed Disposal is in the best interests of the Company, and accordingly recommends that Shareholders vote in favour of the ordinary resolutions relating to the Proposed Disposal, as set out in the Notice of the EGM.

10. CONSENT

10.1 Consent from Independent Valuer

The Independent Valuer has given and has not withdrawn its consent to the issue of this Circular with the inclusion of its name, the Valuation Report as set out in Appendix A to this Circular, and all references to its name and the Valuation Report in the form and context in which they appear in this Circular, and the availability of the Valuation Report as a document for inspection.

11. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Circular and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Circular constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Circular misleading. Where information in this Circular has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Circular in its proper form and context.

12. EXTRAORDINARY GENERAL MEETING

The EGM, notice of which is set out on pages N-1 to N-6 of this Circular, will be held physically at 207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550 on Wednesday, 9 September 2026 at 10.00 a.m. for the purpose of considering and, if thought fit, passing the resolutions relating to the Proposed Disposal as set out in the Notice of EGM.

13. ACTIONS TO BE TAKEN BY SHAREHOLDERS

Shareholders who are unable to attend the EGM and who wish to appoint a proxy to attend, speak and vote at the EGM on their behalf should complete, sign and return the proxy form attached to the Notice of EGM in accordance with the instructions printed thereon as soon as possible and in any event so as to arrive (a) if in hard copy, at the registered office of the Company at 207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550; or (b) if by email, to be received by skeProxyReg@singaporekitchenequipmentltd.com, not less than forty-eight (48) hours before the time fixed for the EGM. The completion and return of the proxy form by such Shareholder does not preclude him from attending and voting in person at the EGM in place of his proxy should he subsequently wish to do so.

A Depositor will not be regarded as a member of the Company entitled to attend the EGM and to speak and vote thereat unless his name appears on the Depository Register as at 72 hours before the EGM.

Shareholders should refer to the Notice of EGM on pages N-1 to N-3 of this Circular for further information on the steps to be taken by Shareholders to participate at the EGM.

14. ABSTENTION FROM VOTING

Any Shareholder who is required to abstain from voting on the relevant resolution pursuant to the Catalist Rules or a court order shall abstain from voting on the relevant resolution. The Company will disregard any votes cast on the relevant resolution by any such Shareholder where it is aware, including where a relevant court order has been served on the Company prior to the EGM, that such Shareholder is required to abstain from voting.

15. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of the Company located at 207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550, during normal business hours for three (3) months from the date of this Circular:

(a) the Option agreement;

(b) the Valuation Report; and

(c) the Company's Annual Report for FY2025.

Shareholders who wish to inspect these documents at the registered office of the Company are required to send an email request to skeProxyReg@singaporekitchenequipmentltd.com to make an appointment in advance. The Company will arrange a date when each Shareholder can come to the registered office to inspect accordingly.

Yours faithfully,
For and on behalf of the Board of Directors of
SINGAPORE KITCHEN EQUIPMENT LIMITED

Lim Chee San
Chairman & Independent Non-Executive Director

APPENDIX A – VALUATION REPORT FOR THE PROPERTY

ROBERT KHAN
INTERNATIONAL BUSINESS ASSETS CONSULTANTS

✓ Chartered Surveyors
✓ Valuers of:
· Plant & Machinery
· Real Estate
· Businesses
· Fine Arts & Antiques
✓ Auctioneers & Agents
✓ Facilities & Project Managers
✓ Capital Allowance Claims Consultants

PV/7067-1/2608/RK/WN/XJ

25 August 2026

Q'Son Kitchen Equipment Pte Ltd
207 Henderson Road #01-01
Henderson Industrial Park
Singapore 159550

Attention: Mr Sky Chong

Dear Sirs

DESKTOP REVALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

1. INSTRUCTION & PURPOSE OF VALUATION

We refer to your instruction to carry out a valuation of the above property so as to advise you on its Market Value for sale purpose as at 31 March 2026.

This desktop valuation is carried out without the benefit of any inspection. As such, we have relied to a considerable extent on our valuation report (Ref: PV/7067/2512/RK/WN/XJ/JWG dated 31 March 2026) and information provided by the client. We have further assumed that the general condition of the property is in a fair state of maintenance and repairs.

2. INTEREST TO BE VALUED

The valuation is to express an opinion of the Market Value of the freehold interest in the property as at date of valuation.

Robert Khan & Co Pte Ltd (Co. Reg. No.: 199305890G)
简有為国际商业资产及机械咨询公司
261 Waterloo Street, #04-24 Waterloo Centre, Singapore 180261
T: +65 6333 5668 **W:** robertkhanco.com **E:**info@robertkhanco.com

DESKTOP REVALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

3. PROPERTY TYPE

A 3-storey strata-titled intermediate terrace factory unit situated within a light industrial development known as "Henderson Industrial Park".

4. PROPERTY DETAILS

Legal Description:	Lot No. MK1-U31682N
Strata Area:	782.0 square metres (approximately 8,417.37 square feet)
Tenure:	Estate In Perpetuity (Freehold)
Registered Proprietor:	Q'Son Kitchen Equipment Pte Ltd
Annual Value (2026):	The annual values for #01-05 and #03-05 are S$94,600 and S$51,300 respectively. The total property tax payable is S$14,590 per annum, at 10% of the annual values.
Encumbrances:	Mortgaged to United Overseas Bank Limited
Note: The above information is provided to us by the client.	

DESKTOP REVALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

5. MASTER PLAN ZONING (2025)

"Business 1" with Gross Plot Ratio of 2.5

Note: *According to The Planning Act Master Plan Written Statement 2025, "Business 1" are areas used or intended to be used mainly for clean industry, light industry, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m. General industrial uses that are able to meet the nuisance buffer requirements imposed by the relevant authority for general industries may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.*

6. BASIS OF VALUATION

"Market Value" is defined in [2.1(a)] of REV 2.2 Market Value Basis of Valuation, The Singapore Institute of Surveyors and Valuers (SISV) Valuation Standards and Practice Guidelines 2022 Edition, as follows: -

"Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

7. METHOD OF VALUATION

In arriving at the Market Value as at **31 March 2026**, we have considered the Direct Comparison Method.

The "Direct Comparison Method" is described in [3.1] and [3.2] of REV 2.4 Approaches and Methods of Valuation, SISV Valuation Standards and Practice Guidelines 2022 Edition, as follows:

[3.1] - "The Direct Comparison Method (DCM) can be used in all valuations where there are adequate transactions or other information to indicate the level of value for the property."

[3.2] - "The DCM relies on the presence of market transactions within a reasonable period from the valuation date to provide an indication of value. It is supported by the theory that the market value of a property bears a close relationship to the values of similar properties which have been transacted."

DESKTOP REVALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

7. METHOD OF VALUATION (CONT'D)

We understand that sales of similar properties in the vicinity were transacted as follows: -

S/No.	Address	Strata Area	Price (S$)	Price (S$ psf)	Contract Date
1)	213 Henderson Road #01-09 Singapore 159553	939.0 sqm (approx. 10,107.3 sqft)	9,100,000	900.34	31 March 2026
2)	215 Henderson Road #01-06 Singapore 159554	939.0 sqm (approx. 10,107.3 sqft)	9,000,000	890.45	12 January 2026
3)	209 Henderson Road #01-02 Singapore 159551	782.0 sqm (approx. 8,417.4 sqft)	7,070,000	839.93	12 August 2025
4)	217 Henderson Road #01-02 Singapore 159555	939.0 sqm (approx. 10,107.3 sqft)	9,500,000	939.91	12 August 2025
Source: SISV-REALink CaveatPlus Professional					

DESKTOP REVALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

8. OPINION OF VALUE

Taking into consideration the relevant factors and the prevailing market conditions as at the date of valuation, we are of the opinion that the Market Value with vacant possession and free from encumbrances of **209 Henderson Road #01-05 & #03-05 Singapore 159551** as at **31 March 2026** is **S$7,100,000 (SINGAPORE DOLLARS SEVEN MILLION AND ONE HUNDRED THOUSAND ONLY).**

Our report is subject to the attached Limiting Conditions.

Yours faithfully
On behalf of **ROBERT KHAN & CO PTE LTD**

William Ng Hock Heng
MRICS, MSISV
(Appraiser Licence No: AD041-2006500F)

PV/7067-1/2608/RK/WN/XJ

ROBERT KHAN

INTERNATIONAL BUSINESS ASSETS CONSULTANTS

LIMITING CONDITIONS

Confidentiality

1. Our valuation is confidential and strictly for the use of the addressee of the valuation report only and for the specific purpose(s) stated. We disclaim all responsibility and will accept no accountability, obligation or liability to any third parties.

2. Responsibility for our valuation extends only to the party(ies) to whom it is addressed. However, in the event of us being asked by you to re-address our report to another party or other parties or permit reliance upon it by another party or other parties, we will give consideration to doing so, to named parties, subject to payment of additional fees. These fees are exclusive of GST & expenses (including the cost of re-addressing the report). Should additional work be involved, over and above that undertaken to provide the initial report, we may make a further charge although we will agree this with you before commencing the work.

3. Where we consent to reliance on our report by another party or other parties, we do so on the basis that these limiting conditions will apply to the new addressee(s) as if it/they had been a party to the original letter of engagement between us. Where we consent to such reliance, you agree to furnish the addressee with a copy of any reliance letter issued by us and/or a copy of these limiting conditions.

4. Where you provide a copy of and/or permit another party or parties to rely upon our valuation report without obtaining our express written consent (in accordance with clauses 2 and 3 above), you agree to indemnify and us, our affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including reasonable attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the valuation report by any such unauthorised person or entity.

5. Save where we have consented to another party or other parties relying on the valuation report in accordance with clauses 2 and 3, where a valuation report is prepared or where we consent to a valuation report being used for the purpose of a public offering in accordance with any stock exchange listing rules, you agree to indemnify us for any liability whatsoever that we have to any party or parties which exceeds our maximum liability which arises from their use and/or reliance on the valuation report.

Conflict of Interest

We have done a conflict-of-interest check and to our best knowledge, we are not conflicted to undertake the assignment for you.

Maximum Liability

Our maximum liability to the client relating to our services rendered (regardless of action whether in contract, negligence or otherwise) shall be limited to the fees paid for engaging our services. Under no circumstances will we be liable for consequential, incidental, punitive or special losses, damage or expenses (including opportunity costs and loss of profits) despite being advised of their possible existence.

Reproduction Of The Report

Reproduction of this Valuation Report in any manner whatsoever in whole or in part without prior written prior consent from the Valuer is prohibited.

Approval should be obtained formally from the Valuer before any reference to this Report can be made in any statement, published document or circular.

Valuation

The opinion expressed in this report applies strictly on the terms of and for the purpose expressed in this Valuation. Hence, the value shall never be quoted out of context in connection with any other assessment.

The Valuer accepts no liability if his opinion is quoted without regard to the full background of the reason why this Report is written.

No allowance has been made in our Valuation for any mortgages, charges or amounts owing on the property or for any taxation or other expenses, which would be incurred in effecting a sale.

Valuation (cont'd)

As we have not had an opportunity of inspecting the Title Deeds of the property, our Valuation assumes that there are no adverse restrictive covenants, easements, rights of way or other factors of which we have not been informed. It is recommended that the title details are verified by your solicitors.

Values are reported in Singapore currency unless otherwise specified.

Goods and Services Tax have not been taken into account.

It is assumed that the property is not used in contravention of any planning or other regulations.

For obvious reasons, we do not and cannot provide information relating to government acquisitions unless the land has already been gazetted for acquisition.

No requisition on road, MRT, LRT, drainage and other government proposals has been made. Such information will not be tendered unless specifically requested for and we be properly reimbursed.

Enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed that the tenants are capable of meeting their obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

We do not normally carry out investigations on site in order to determine the suitability of the ground conditions, and the services, for any new development. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that where development is proposed, no extraordinary expenses or delays will be incurred during the construction period.

Valuation Data

Where it is stated in the Report that information or data has been made known to the Valuer by another party, this information is believed to be reliable and he disclaims all responsibility if this should later prove not to be so.

Where information is given without reference to another party in this Report, it shall be taken that this information has been obtained or gathered through our best efforts and to our best knowledge.

Processed date inferences therefrom shall be taken as the Valuer's opinion and shall not be freely quoted without acknowledgement.

We reserve the right to review all calculations, recommendations and valuations in the light of any information which subsequently becomes known to us during the tenure of our appointment.

Structural Defects

While due care is taken to note defects in the course of inspection, no structural survey or engineering tests were made. No responsibility is assumed for the soundness of the structure or of the services.

Public Schemes and Services

Unless otherwise mentioned specifically in the report,

1. We have not carried out any requisitions and as such, we are not able to advise whether the property will be affected by any proposed public schemes. We suggest that requisitions be made to the relevant authorities. Public schemes include road widening, drainage reserves, MRT projects, conservation, etc.

2. Further, services such as water, electricity, telephone and modern water-borne sanitation are made available to the property.

Attendance In Court

The valuer is not required to give testimony or to appear in court by reason of this report unless specific arrangement has been made therefore.

PV/7067/2512/RK/WN/XJ/JWG

31 March 2026

Q'Son Kitchen Equipment Pte Ltd
207 Henderson Road #01-01
Henderson Industrial Park
Singapore 159550

Attention: Mr Sky Chong

Dear Sirs

PROPERTY VALUATION OF 209 HENDERSON ROAD, #01-05 & #03-05 SINGAPORE 159551

1. INSTRUCTION & PURPOSE OF VALUATION

We refer to your instruction to carry out a valuation of the above property so as to advise you on its Fair Value for Impairment Testing of Fixed Assets for Audit purpose, in accordance with Singapore Financial Reporting Standards (International) 1-36 as at 31 December 2025.

2. DATE OF VALUATION, INSPECTION & REPORT

We have inspected the property on 13 January 2026 and adopted the date of valuation to be 31 December 2025. We are pleased to submit the valuation report on 31 March 2026.

3. INTEREST TO BE VALUED

The valuation is to express an opinion of the Fair Value of the freehold interest in the property as at date of valuation.

ROBERT KHAN
INTERNATIONAL BUSINESS ASSETS CONSULTANTS

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

4. PROPERTY TYPE

A 3-storey strata-titled intermediate terrace factory unit situated within a light industrial development known as “Henderson Industrial Park”.

5. PROPERTY DETAILS

Legal Description:	Lot No. MK1-U31682N
Strata Area:	782.0 square metres (approximately 8,417.37 square feet)
Tenure:	Estate In Perpetuity (Freehold)
Registered Proprietor:	Q'Son Kitchen Equipment Pte Ltd
Annual Value (2025):	The annual values for #01-05 and #03-05 are S$94,600 and S$51,300 respectively. The total property tax payable is S$14,590 per annum, at 10% of the annual values.
Encumbrances:	Mortgaged to United Overseas Bank Limited
Note: The above information is provided to us by the client.	

6. OCCUPANCY

The subject property was owner-occupied as at the date of inspection.

7. MASTER PLAN ZONING (2025)

"Business 1" with Gross Plot Ratio of 2.5

According to The Planning Act Master Plan Written Statement 2025, "Business 1" are areas used or intended to be used mainly for clean industry, light industry, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m. General industrial uses that are able to meet the nuisance buffer requirements imposed by the relevant authority for general industries may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

8. LOCATION

The subject property is situated within a light industrial development known as "Henderson Industrial Park". The industrial development is located along Henderson Road, and approximately 4 kilometres from the city centre at Collyer Quay.

The development is conveniently sited with easy road access to the Ayer Rajah Expressway (AYE) and Central Expressway (CTE) which facilitate access to other parts of the island. It is well-served by a good public transport network along Henderson Road and Jalan Bukit Merah. The Bukit Merah Bus Interchange, Tiong Bahru MRT Station (EW17) and Redhill MRT Station (EW18) is located nearby.

The immediate vicinity comprises mainly industrial developments, private and public residential developments, and educational institutions. Prominent developments in the proximity include APEX, Henderson Building, Cendex Centre, Connection One, SAFRA Mount Faber, Tiong Bahru Plaza, Delta Sport Centre, Zhangde Primary School, CHIJ St Theresa's Convent Secondary School and Radin Mas Primary School.

(Refer to Location Plan in **APPENDIX "A"**)

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

9. SUBJECT DEVELOPMENT

External View of Subject Development

"Henderson Industrial Park" is a freehold light industrial development, comprising a mix of strata-title terrace factory units and flatted factory buildings. The buildings are generally constructed of reinforced concrete framework with brick in-fill walls, reinforced concrete floors and reinforced concrete flat roofs. Vertical circulation is provided via elevators and / or reinforced concrete staircases.

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

10. SUBJECT PROPERTY

External view of subject property

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

10. SUBJECT PROPERTY (CONT'D)

The subject property is a 3-storey strata-titled intermediate terrace factory unit within Henderson Industrial Park. The floor-to-floor height is approximately 4.4 metres for both the1st & 3rd storey and approximately 3 metres for the 2nd storey.

11. ACCOMMODATION, FINISHES & FITTINGS

Accommodation	
1st-storey:	Production area, storage area, washroom, carpark lots
2nd-storey:	Showroom, washroom
3rd-storey:	Storage area, partitioned office, washroom
Finishes & Fittings	
Floors:	Cement screed, ceramic tiles, homogeneous tiles, mosaic tiles, epoxy paint, vinyl
Walls:	Plastered & painted, glass partition, ceramic tiles, homogeneous tiles
Ceilings:	Plastered & painted, suspended ceiling, downlights
Windows:	Powder-coated aluminium framed glass, glass louver, metal grilles
Doors:	aluminum framed glass, PVC, tempered glass, roller shutter
Fittings:	Split-unit air-conditioners, cassette-type air-conditioners, ceiling fan, industrial fan, built-in altar, fire sprinklers, mirror, blinds, CCTVs, break-the-glass fire alarm system, fire hose reel, retractable awning

(Refer to Floor Layout Plan in **APPENDIX "B"**)

ROBERT KHAN

INTERNATIONAL BUSINESS ASSETS CONSULTANTS

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

11. ACCOMMODATION, FINISHES & FITTINGS (CON'T)

1st-storey - Production Area

1st-storey – Storage Area

2nd-storey - Showroom

2nd-storey - Partitioned office

2nd-storey – Washroom

3rd-storey – Storage Area

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

12. PROPERTY CONDITION

The property was in a good state of repair and maintenance as at the date of inspection. However, it should be noted that our inspection was not a structural survey of the buildings nor a testing of their service installations.

13. BASIS OF VALUATION

"Fair Value is defined under Singapore Financial Reporting Standards (International) 13 as follows:

"Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

14. METHOD OF VALUATION

In arriving at the Fair Value as at **31 December 2025**, we have considered the Direct Comparison Method.

The "Direct Comparison Method" is described in [3.1] and [3.2] of REV 2.4 Approaches and Methods of Valuation, SISV Valuation Standards and Practice Guidelines 2022 Edition, as follows:

[3.1] - "The Direct Comparison Method (DCM) can be used in all valuations where there are adequate transactions or other information to indicate the level of value for the property."

[3.2] - "The DCM relies on the presence of market transactions within a reasonable period from the valuation date to provide an indication of value. It is supported by the theory that the market value of a property bears a close relationship to the values of similar properties which have been transacted."

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

14. METHOD OF VALUATION (CONT'D)

We understand that sales of similar properties in the vicinity were transacted as follows: -

S/No.	Address	Strata Area	Price (S$)	Price (S$ psf)	Contract Date
1)	215 Henderson Road #01-06	939.0 sqm (approx. 10,107.3 sqft)	9,000,000	890.45	12 January 2026
2)	209 Henderson Road #01-02	782.0 sqm (approx. 8,417.4 sqft)	7,070,000	839.93	12 August 2025
3)	217 Henderson Road #01-02	939.0 sqm (approx. 10,107.3 sqft)	9,500,000	939.91	12 August 2025
Source: SISV-REALink CaveatPlus Professional					

ROBERT KHAN
INTERNATIONAL BUSINESS ASSETS CONSULTANTS

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

15. OPINION OF VALUE

Taking into consideration the relevant factors and the prevailing market conditions as at the date of valuation, we are of the opinion that the Market Value with vacant possession and free from encumbrances of **209 Henderson Road, #01-05 & #03-05 Singapore 159551** as at **31 December 2025** is **S$7,100,000 (SINGAPORE DOLLARS SEVEN MILLION AND ONE HUNDRED THOUSAND ONLY).**

Our report is subject to the attached Limiting Conditions.

Yours faithfully
On behalf of **ROBERT KHAN & CO PTE LTD**

William Ng Hock Heng
MRICS, MSISV
(Appraiser Licence No: AD041-2006500F)

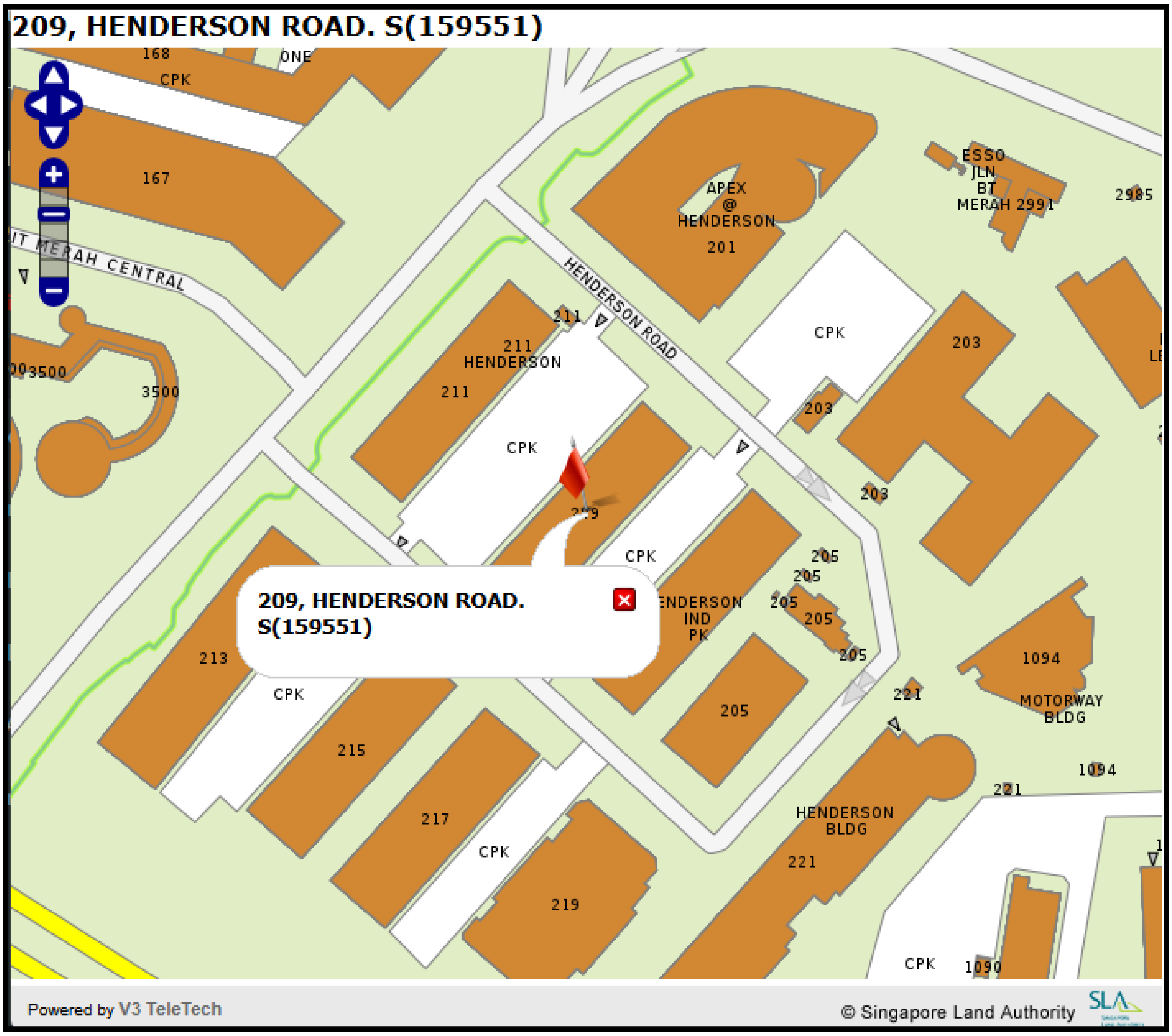
PV/7067/2512/RK/WN/XJ/JWG

ROBERT KHAN

INTERNATIONAL BUSINESS ASSETS CONSULTANTS

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

APPENDIX "A"



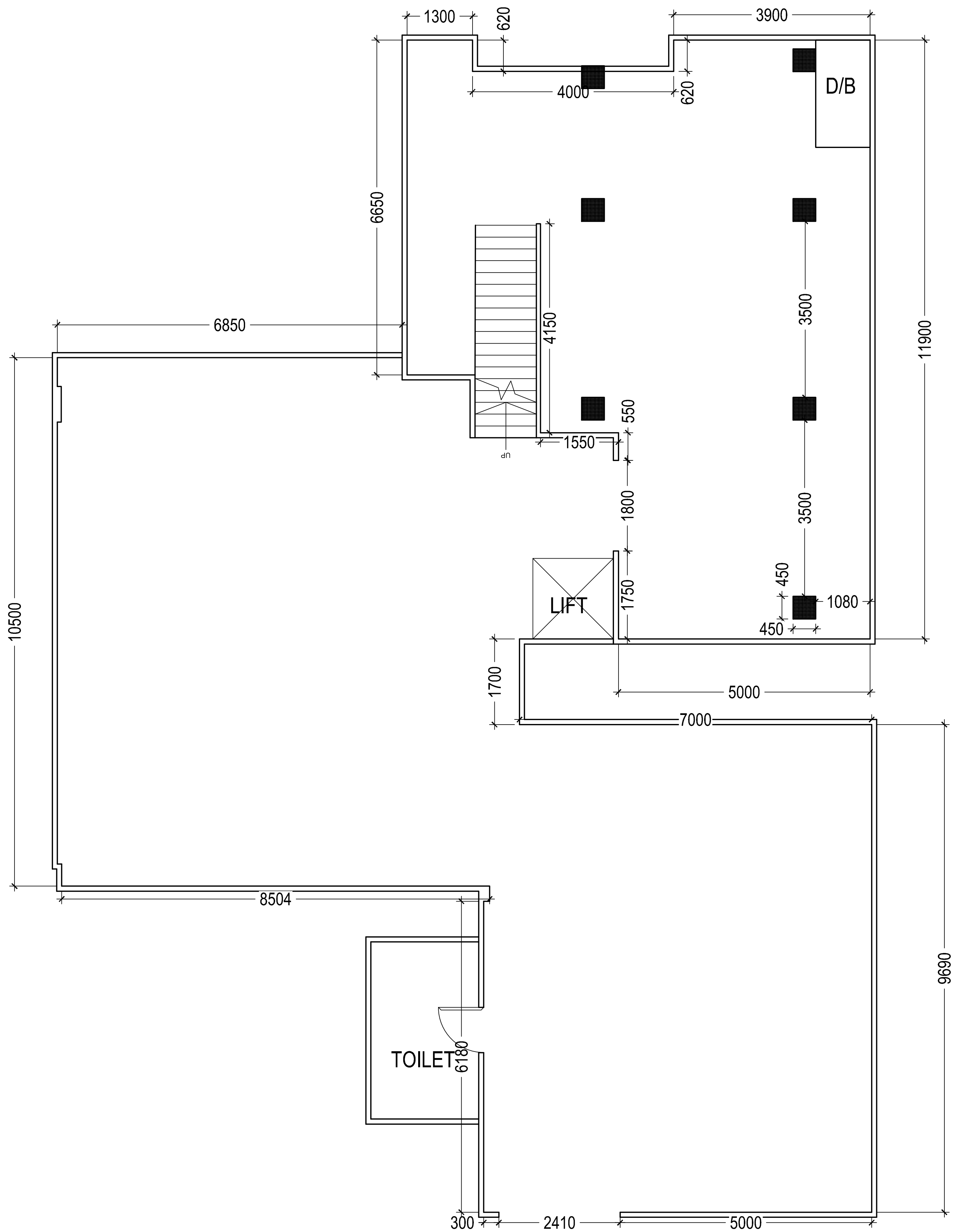
ROBERT KHAN

INTERNATIONAL BUSINESS ASSETS CONSULTANTS

PROPERTY VALUATION OF 209 HENDERSON ROAD #01-05 & #03-05 SINGAPORE 159551

APPENDIX "B" –
FLOOR LAYOUT PLAN

ALL DIMENSIONS SUBJECT TO VERIFICATION ON SITE BEFORE WORK COMMENCEMENT.



Quality Policy :
Customer satisfaction...every time !

Quality Objective:
Consistency, Efficiency, Reliability
Make it RIGHT first time.

REV	DATE	AMENDMENT
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CONSULTANTS:

CLIENT'S APPROVAL:

CHECKED & APPROVED BY

OWNER'S SIGNATURE

QSON KITCHEN EQUIPMENT

GREAT KITCHENS. WE MAKE IT HAPPEN !

Q'son Kitchen Equipment Pte Ltd
207 Henderson Road, #01-01
Henderson Industrial Park Singapore 159550
Tel: 6472 7337 Fax: 6472 6497
Website : www.qson.sg

PROJECT:
QSON @ 209 HENDERSON

LOCATION:
LEVEL 1

DRAWING TYPE:
LAYOUT PLAN

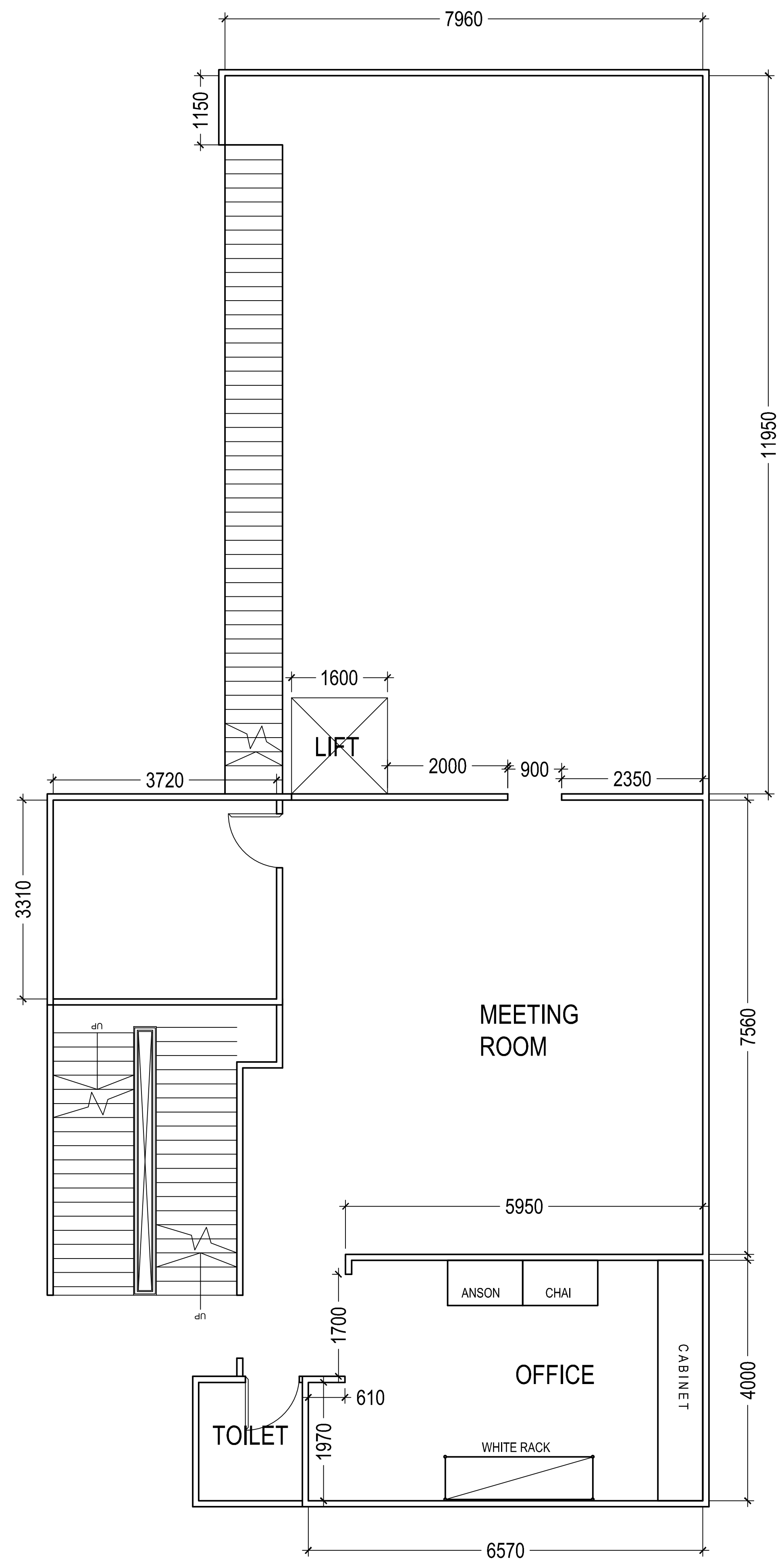
SALES DEPT.		DRAFTING DEPT.	
MANAGED BY:	SALLY	DRAWN BY :	JQ
APPROVED BY:		APPROVED BY:	

PROJECT HANDLED BY:

DRAWING NO:
Q/2023/QO@H/LAYOUT

DATE :	SCALE :	REVISION:
14/04/2023	1:100 @ A3	1

ALL DIMENSIONS SUBJECT TO VERIFICATION ON SITE BEFORE WORK COMMENCEMENT.



Quality Policy :
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Quality Objective:
Consistency, Efficiency, Reliability
Make it RIGHT first time.

REV	DATE	AMENDMENT
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CONSULTANTS:

CLIENT'S APPROVAL:

CHECKED & APPROVED BY

OWNER'S SIGNATURE

GREAT KITCHENS. WE MAKE IT HAPPEN !
Q'son Kitchen Equipment Pte Ltd
207 Henderson Road, #01-01
Henderson Industrial Park Singapore 159550
Tel: 6472 7337 Fax: 6472 6497
Website : www.qson.sg

PROJECT:
QSON @ 209 HENDERSON

LOCATION:
LEVEL 2

DRAWING TYPE:
LAYOUT PLAN

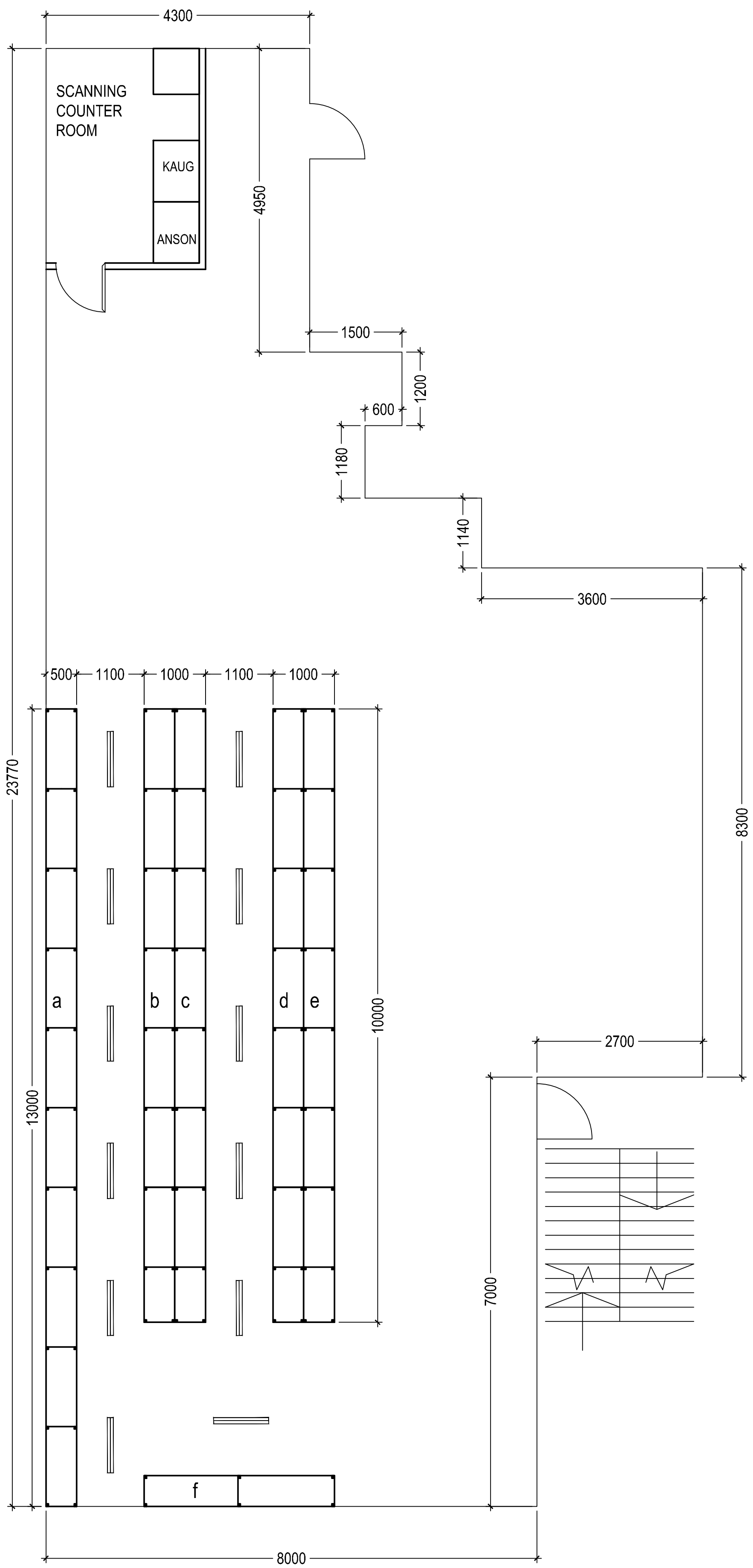
SALES DEPT.		DRAFTING DEPT.	
MANAGED BY:	SALLY	DRAWN BY :	JQ
APPROVED BY:		APPROVED BY:	

PROJECT HANDLED BY:

DRAWING NO:
Q/2023/QO@H/LAYOUT

DATE :	SCALE :	REVISION:
14/04/2023	1:100 @ A3	1

ALL DIMENSIONS SUBJECT TO VERIFICATION ON SITE BEFORE WORK COMMENCEMENT.



Quality Policy :
Customer satisfaction...every time !

Quality Objective:
Consistency, Efficiency, Reliability
Make it RIGHT first time.

REV	DATE	AMENDMENT
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CONSULTANTS:

CLIENT'S APPROVAL:

CHECKED & APPROVED BY

OWNER'S SIGNATURE

QSON
KITCHEN EQUIPMENT

GREAT KITCHENS. WE MAKE IT HAPPEN !

Q'son Kitchen Equipment Pte Ltd
207 Henderson Road, #01-01
Henderson Industrial Park Singapore 159550
Tel: 6472 7337 Fax: 6472 6497
Website : www.qson.sg

PROJECT:
QSON @ 209 HENDERSON

LOCATION:
LEVEL 3

DRAWING TYPE:
LAYOUT PLAN

SALES DEPT.		DRAFTING DEPT.	
MANAGED BY:	SALLY	DRAWN BY :	JQ
APPROVED BY:		APPROVED BY:	

PROJECT HANDLED BY:

DRAWING NO:
Q/2023/QO@H/LAYOUT

DATE :	SCALE :	REVISION:
14/04/2023	1:100 @ A3	1

LIMITING CONDITIONS

Confidentiality

1. Our valuation is confidential and strictly for the use of the addressee of the valuation report only and for the specific purpose(s) stated. We disclaim all responsibility and will accept no accountability, obligation or liability to any third parties.

2. Responsibility for our valuation extends only to the party(ies) to whom it is addressed. However, in the event of us being asked by you to re-address our report to another party or other parties or permit reliance upon it by another party or other parties, we will give consideration to doing so, to named parties, subject to payment of additional fees. These fees are exclusive of GST & expenses (including the cost of re-addressing the report). Should additional work be involved, over and above that undertaken to provide the initial report, we may make a further charge although we will agree this with you before commencing the work.

3. Where we consent to reliance on our report by another party or other parties, we do so on the basis that these limiting conditions will apply to the new addressee(s) as if it/they had been a party to the original letter of engagement between us. Where we consent to such reliance, you agree to furnish the addressee with a copy of any reliance letter issued by us and/or a copy of these limiting conditions.

4. Where you provide a copy of and/or permit another party or parties to rely upon our valuation report without obtaining our express written consent (in accordance with clauses 2 and 3 above), you agree to indemnify and us, our affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including reasonable attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the valuation report by any such unauthorised person or entity.

5. Save where we have consented to another party or other parties relying on the valuation report in accordance with clauses 2 and 3, where a valuation report is prepared or where we consent to a valuation report being used for the purpose of a public offering in accordance with any stock exchange listing rules, you agree to indemnify us for any liability whatsoever that we have to any party or parties which exceeds our maximum liability which arises from their use and/or reliance on the valuation report.

Conflict of Interest

We have done a conflict-of-interest check and to our best knowledge, we are not conflicted to undertake the assignment for you.

Maximum Liability

Our maximum liability to the client relating to our services rendered (regardless of action whether in contract, negligence or otherwise) shall be limited to the fees paid for engaging our services. Under no circumstances will we be liable for consequential, incidental, punitive or special losses, damage or expenses (including opportunity costs and loss of profits) despite being advised of their possible existence.

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Reproduction of this Valuation Report in any manner whatsoever in whole or in part without prior written prior consent from the Valuer is prohibited.

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Valuation

The opinion expressed in this report applies strictly on the terms of and for the purpose expressed in this Valuation. Hence, the value shall never be quoted out of context in connection with any other assessment.

The Valuer accepts no liability if his opinion is quoted without regard to the full background of the reason why this Report is written.

No allowance has been made in our Valuation for any mortgages, charges or amounts owing on the property or for any taxation or other expenses, which would be incurred in effecting a sale.

Valuation (cont'd)

As we have not had an opportunity of inspecting the Title Deeds of the property, our Valuation assumes that there are no adverse restrictive covenants, easements, rights of way or other factors of which we have not been informed. It is recommended that the title details are verified by your solicitors.

Values are reported in Singapore currency unless otherwise specified.

Goods and Services Tax have not been taken into account.

It is assumed that the property is not used in contravention of any planning or other regulations.

For obvious reasons, we do not and cannot provide information relating to government acquisitions unless the land has already been gazetted for acquisition.

No requisition on road, MRT, LRT, drainage and other government proposals has been made. Such information will not be tendered unless specifically requested for and we be properly reimbursed.

Enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed that the tenants are capable of meeting their obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

We do not normally carry out investigations on site in order to determine the suitability of the ground conditions, and the services, for any new development. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that where development is proposed, no extraordinary expenses or delays will be incurred during the construction period.

Valuation Data

Where it is stated in the Report that information or data has been made known to the Valuer by another party, this information is believed to be reliable and he disclaims all responsibility if this should later prove not to be so.

Where information is given without reference to another party in this Report, it shall be taken that this information has been obtained or gathered through our best efforts and to our best knowledge.

Processed date inferences therefrom shall be taken as the Valuer's opinion and shall not be freely quoted without acknowledgement.

We reserve the right to review all calculations, recommendations and valuations in the light of any information which subsequently becomes known to us during the tenure of our appointment.

Structural Defects

While due care is taken to note defects in the course of inspection, no structural survey or engineering tests were made. No responsibility is assumed for the soundness of the structure or of the services.

Public Schemes and Services

Unless otherwise mentioned specifically in the report,

1. We have not carried out any requisitions and as such, we are not able to advise whether the property will be affected by any proposed public schemes. We suggest that requisitions be made to the relevant authorities. Public schemes include road widening, drainage reserves, MRT projects, conservation, etc.

2. Further, services such as water, electricity, telephone and modern water-borne sanitation are made available to the property.

Attendance In Court

The valuer is not required to give testimony or to appear in court by reason of this report unless specific arrangement has been made therefore.

NOTICE OF EXTRAORDINARY GENERAL MEETING

SINGAPORE KITCHEN EQUIPMENT LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 201312671M)

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**") of Singapore Kitchen Equipment Limited (the "**Company**") will be held at 207 Henderson Road, #01-01 Henderson Industrial Park, Singapore 159550 on Wednesday, 9 September 2026 at 10.00 a.m. (Singapore time) for the purpose of considering and, if thought fit, passing with or without modifications, the ordinary resolution set out below:

ORDINARY RESOLUTION: THE PROPOSED DISPOSAL OF PROPERTY LOCATED AT 209 HENDERSON ROAD, #01-05 & #03-05, HENDERSON INDUSTRIAL PARK, SINGAPORE 159551

That:

(a) The proposed disposal of the property located at 209 Henderson Road, #01-05 & #03-05, Henderson Industrial Park, Singapore 159551 (the "**Property**") by the Company's wholly-owned subsidiary Q'son Kitchen Equipment Pte Ltd (the "**Vendor**") to Framex Global Pte. Ltd. (the "**Purchaser**") in accordance with the terms and conditions of the option to purchase granted by the Vendor for the Property and accepted by the Purchaser on 5 August 2026 (the "**Proposed Disposal**") which constitutes as a "Major Transaction" under Chapter 10 of the Listing Manual of the Singapore Exchange Securities Trading Limited be and is hereby approved; and

(b) the Directors and any of them be and are/is hereby authorised to complete, enter and do all acts and things (including without limitation, prepare and finalise, ratify, approve, sign, execute and deliver all such documents or agreements as may be required) and do all deeds and things as they may consider necessary, desirable, incidental or expedient for the purposes of or to give effect to this Ordinary Resolution and implement any of the foregoing as they think fit and in the interests of the Company.

All capitalised terms used in this Notice of EGM which are not defined herein shall have the same meaning ascribed to them in the Circular to Shareholders dated 25 August 2026.

BY ORDER OF THE BOARD

Chua Chwee Choo
Executive Director and Chief Executive Officer
Singapore

25 August 2026

Notes:

1. Members of the Company are invited to **attend physically** at the Extraordinary General Meeting (the "**Meeting**"). There will be no option for members to participate virtually. Printed copies of this Notice of EGM, Proxy Form, and Circular will be sent to members and are also available on the SGX website at https://www.sgx.com/securities/company-announcements or at the Company's corporate website www.singaporekitchenequipmentltd.com.

2. A member who is not a relevant intermediary, is entitled to appoint one or two proxies to attend, speak and vote at the Meeting. Where such member appoints two (2) proxies, the proportion of the shareholding to be represented by each proxy shall be specified. If no proportion is specified, the Company shall be entitled to treat the first named proxy as representing the entire number of shares entered against his name in the Depository Register and any second named proxy as an alternate to the first named.

3. Members who hold shares of the Company through relevant intermediaries (as defined in Section 181 of the Companies Act 1967 of Singapore), including CPF or SRS investors should approach their respective relevant intermediary or CPF Agent Banks or SRS Operators to submit their votes at least seven (7) working days before the Meeting, **by 5.00 p.m. on 28 August 2026**. A member who is a relevant intermediary, is entitled to appoint more than two proxies to attend, speak and vote at the Meeting, but each proxy must be appointed to exercise the rights attached to a different Share or shares held by such member. Where such member appoints more than two (2) proxies, the number and class of shares in relation to which each proxy has been appointed shall be specified in the form of proxy.

   "**Relevant intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967 of Singapore.

4. Duly completed and signed instrument appointing the proxy or proxies must either be submitted to the Company in the following manner:

   (a) if submitted by post, to be deposited at the registered office address of the Company at 207 Henderson Road #01-01, Henderson Industrial Park, Singapore 159550; or

   (b) if submitted electronically, to be submitted via email to skeProxyReg@singaporekitchenequipmentltd.com,

   in either case, **by 10.00 a.m. on 7 September 2026** (being not less than forty-eight (48) hours before the time appointed for the Meeting.

   A member who wishes to submit an instrument of proxy must first complete and sign the proxy form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above. The proxy form is available for download at the SGXNet and the Company's website at the URL www.singaporekitchenequipmentltd.com.

   Members are strongly encouraged to submit completed proxy forms electronically via email to skeProxyReg@singaporekitchenequipmentltd.com.

5. Members may submit questions related to the resolutions to be tabled for approval at the Meeting in advance of the Meeting **by 10.00 a.m. on 2 September 2026**:

   (a) by post to the registered office address of the Company at 207 Henderson Road #01-01, Henderson Industrial Park, Singapore 159550; or

   (b) by email to skeProxyReg@singaporekitchenequipmentltd.com.

   The Board of Directors of the Company will endeavour to address all substantial and relevant questions received from shareholders prior to the Meeting by publishing the responses to those questions on SGXNet and the Company's website at the URL www.singaporekitchenequipmentltd.com, at least forty-eight (48) hours prior to the closing date and time for the lodgement of the proxy forms.

   After the cut-off date for the submission of question, the Company will also address any subsequent clarifications sought or follow-up questions in respect of substantial and relevant matters at the Meeting. The Company will publish the minutes of the Meeting, which will include responses from the Board or management on substantial and relevant queries from shareholders relating to the agenda of the Meeting, via SGXNet on SGX website and the Company's website within one (1) month from the date of the Meeting.

Personal data privacy:

By submitting an instrument appointing proxy(ies) or the Chairman of the Meeting as proxy to attend, speak and vote at the Meeting and/or any adjournment thereof, a member of the Company consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of the appointment of proxy(ies) or the Chairman of the Meeting as proxy for the Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Meeting (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines. Photographic, sound and/or video recordings of the Meeting may be made by the Company for record keeping and to ensure the accuracy of the minutes prepared for the Meeting. Accordingly, the personal data of a member of the Company (such as his name, his presence at the Meeting and any questions he may raise or motions he propose/second) may be recorded by the Company for such purpose.

PROXY FORM

SINGAPORE KITCHEN EQUIPMENT LIMITED
Company Registration No. 201312671M
(Incorporated In The Republic of Singapore)

EXTRAORDINARY GENERAL MEETING PROXY FORM

IMPORTANT:
1. The Notice of EGM dated 25 August 2026 and this Proxy Form have been made available on SGX website at the URL https://www.sgx.com/securities/company-announcements and the Company's website at URL www.singaporekitchenequipmentltd.com.
2. A relevant intermediary may appoint more than two proxies to attend the Extraordinary General Meeting and vote (please see note 4 for the definition of "relevant intermediary").
3. By submitting this Proxy Form, the member accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 25 August 2026.

I/We* ___________________________________ (Name), (NRIC/Passport/Business Registration Number),

of ____ (Address)
being a member/members* of Singapore Kitchen Equipment Limited (the **"Company"**), hereby appoint:

Name	**NRIC/Passport Number**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address			

*and/or (delete as appropriate)

Name	**NRIC/Passport Number**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address			

or failing the person, or either or both persons referred to above, the Chairman of the Meeting as my/our proxy/proxies to vote for me/us on my/our behalf at the Extraordinary General Meeting (the "**Meeting**") of the Company to be held at 207 Henderson Road #01-01, Henderson Industrial Park, Singapore 159550 on Wednesday, 9 September 2026 at 10.00 a.m. and at any adjournment thereof.

I/We direct my/our proxy/proxies to vote for or against or to abstain for voting of the Ordinary Resolution proposed at the Meeting as indicated hereunder. If no specific direction as to voting is given or in the event of any other matter arising at the Meeting and at any adjournment thereof, the proxy/proxies will vote or abstain from voting at his/her discretion.

Ordinary Resolution	**For***	**Against***	**Abstain***
To approve the Proposed Disposal of Property located at 209 Henderson Road, #01-05 & #03-05, Henderson Industrial Park, Singapore 159551			

* If you wish to exercise all your votes "For" or "Against" of "Abstain", please tick (V) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this ___day of ____________2026.

Total number of Shares in:	**No. of Shares**
(a) CDP Register	
(b) Register of Members	

____
Signature(s) of Shareholder(s) or
Common Seal of Corporate Shareholder

IMPORTANT: PLEASE READ NOTES OVERLEAF BEFORE COMPLETING THIS PROXY FORM.

PROXY FORM

Notes:

1. Please insert the total number of shares held by you. If you have Shares entered against your name in the Depository Register (as defined in Section 81SF of the Securities and Futures Act 2001 of Singapore), you should insert that number of shares. If you have shares registered in your name in the Register of Members, you should insert that number of shares. If you have shares entered against your name in the Depository Register and shares registered in your name in the Register of Members, you should insert the aggregate number of shares entered against your name in the Depository Register and registered in your name in the Register of Members. If no number is inserted, the instrument appointing a proxy or proxies shall be deemed to relate to all the Shares held by you.

2. A member of the Company entitled to attend, speak and vote at a meeting of the Company is entitled to appoint one or two proxies to attend and vote in his/her stead. A proxy need not be a member of the Company.

3. Where a member appoints two proxies, the appointments shall be invalid unless he/she specifies the proportion of his/her shareholding (expressed as a percentage of the whole) to be represented by each proxy.

4. A member who is a relevant intermediary entitled to attend the meeting and vote is entitled to appoint more than two proxies to attend, speak and vote instead of the member, but each proxy must be appointed to exercise the rights attached to a different Share or Shares held by such member. Where such member appoints more than two proxies, the appointments shall be invalid unless the member specifies the number of Shares in relation to which each proxy has been appointed.

   "**Relevant intermediary**" means:

   (a) a banking corporation licensed under the Banking Act 1970 or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;

   (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 and who holds shares in that capacity; or

   (c) the Central Provident Fund Board established by the Central Provident Fund Act 1953, in respect of shares purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Board holds those shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

5. Investors who hold their Shares through relevant intermediaries as defined in Section 181 of the Companies Act 1967 of Singapore (including Supplementary Retirement Scheme ("**SRS**") investors and holders under depository agents) and who wish to exercise their votes should approach their respective relevant intermediaries (including their respective SRS Operators or depository agents) to submit their voting instructions in the Proxy Forms at least seven (7) working days before the Meeting, **by 5.00 p.m. on 28 August 2026**.

6. Completion and return of this instrument appointing a proxy shall not preclude a member from attending and voting at the Meeting. Any appointment of a proxy or proxies shall be deemed to be revoked if a member attends the meeting in person, and in such event, the Company reserves the right to refuse to admit any person or persons appointed under the instrument of proxy to the Meeting.

7. A member who wishes to submit a Proxy Form must complete and sign the Proxy Form, before submitting it by post to 207 Henderson Road #01-01, Henderson Industrial Park, Singapore 159550 or by scanning and sending it by email to skeProxyReg@singaporekitchenequipmentltd.com as soon as possible, in either case, to arrive: (a) by post to the office of the Company's Registered Office at the above address, or (b) by email to an email address as mentioned **forty-eight (48) hours before the time fixed for the EGM, no later than 10.00 a.m. on 7 September 2026**.

8. This proxy form must be under the hand of the appointor or of his attorney duly authorised in writing. Where this proxy form is executed by a corporation, it must be executed either under its common seal or under the hand of an officer or attorney duly authorised.

9. Where this proxy form is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with this proxy form, failing which this proxy form shall be treated as invalid.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing a proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 25 August 2026.

GENERAL:

The Company shall be entitled to reject the instrument appointing a proxy or proxies if it is incomplete, improperly completed or illegible, or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the instrument appointing a proxy or proxies. In addition, in the case of Shares entered in the Depository Register, the Company may reject any instrument appointing a proxy or proxies lodged if the member, being the appointor, is not shown to have Shares entered against his name in the Depository Register as at 72 hours before the time appointed for holding the Meeting, as certified by The Central Depository (Pte) Limited to the Company.